

Recording Requested By  
CHICAGO TITLE COMPANY  
When recorded mail to:

Mark S. Brown, Surveyor  
PUBLIC WORKS DEPARTMENT  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

COPY of Document Recorded  
on 3-5-97 as No. 74576  
has not been compared with  
original.  
FRANK K. JOHNSON  
County Recorder  
RIVERSIDE COUNTY, CALIFORNIA

FOR RECORDER'S OFFICE USE ONLY

Project: VC-001-934  
A.P.N. 263-030-40  
TRA: 009-108

CO -

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association.

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By J. Craig Aaron 2-25-97  
J. CRAIG AARON DATE  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

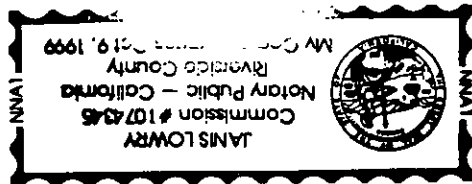
State of California }  
County of Riverside } ss

On February 25, 1997 before me Janis Leury  
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron  
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Leury

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_  
( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
(X) Other Principal Planner  
( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

REF: Wells Fargo Bank, N.A.  
Attn; Donna Cummings  
111 Sutter Street, 9th Floor  
San Francisco, California

EXHIBIT 'A'

That portion of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian, and that portion of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the centerline intersection of Box Springs Boulevard and Fischer Road as shown by Record of Survey on file in Book 77, Records of Survey, pages 59 through 63, records of Riverside County, California;

THENCE North  $45^{\circ}22'01''$  East, a distance of 50.31 feet to a point in the northeasterly boundary of Segment 3 as shown by State Highway Relinquishment Map Book 4 Page 67, filed December 21, 1965, as Instrument No. 142694 of Official Records of Riverside County, California;

THENCE South  $44^{\circ}37'59''$  East, along said northeasterly boundary, a distance of 40.00 feet;

THENCE South  $47^{\circ}50'52''$  East, along said northeasterly boundary, a distance of 50.49 feet to the TRUE POINT OF BEGINNING;

THENCE South  $42^{\circ}09'08''$  West, a distance of 55.62 feet;

THENCE South  $31^{\circ}29'52''$  East, a distance of 34.47 feet to the beginning of a tangent curve concave northeasterly and having a radius of 748.00 feet;

THENCE southeasterly, along said curve, an arc length of 53.89 feet, through a central angle of  $04^{\circ}07'42''$ , to the intersection of the southerly boundary of said Segment 3 and the northerly line of Sycamore Canyon Boulevard as described in deed to the City of Riverside, by document recorded July 7, 1994, as Instrument No. 273479 of Official Records of Riverside County;

THENCE continuing along said curve an arc length of 109.31 feet, through a central angle of  $08^{\circ}22'23''$ ;

THENCE South  $43^{\circ}59'56''$  East, a distance of 205.29 feet to a point in a non tangent curve concave northerly and having a radius of 47.50 feet; the radial line to said point bears South  $29^{\circ}18'56''$  West;

THENCE easterly along said curve an arc length of 67.60 feet, through a central angle of  $81^{\circ}32'12''$ ;

THENCE North  $26^{\circ}00'04''$  East, a distance of 16.72 feet to the beginning of a tangent curve concave southwesterly and having a radius of 60.00 feet;

THENCE northeasterly, along said curve an arc length of 41.74 feet, through a

central angle of  $39^{\circ}51'37''$ ; the five preceding courses being along said northerly line of Sycamore Canyon Boulevard;

THENCE North  $00^{\circ}08'27''$  West, a distance of 225.52 feet to a point in the northerly line of said Segment 3;

THENCE South  $88^{\circ}26'34''$  West, a distance of 128.92 feet to the beginning of a tangent curve concave northerly and having a radius of 380.00 feet;

THENCE westerly along said curve an arc length of 141.96 feet, through a central angle of  $21^{\circ}24'16''$ ;

THENCE North  $47^{\circ}50'52''$  West, a distance of 69.81 feet to said TRUE POINT OF BEGINNING; the three preceding courses being along the northerly boundary of said Segment 3.

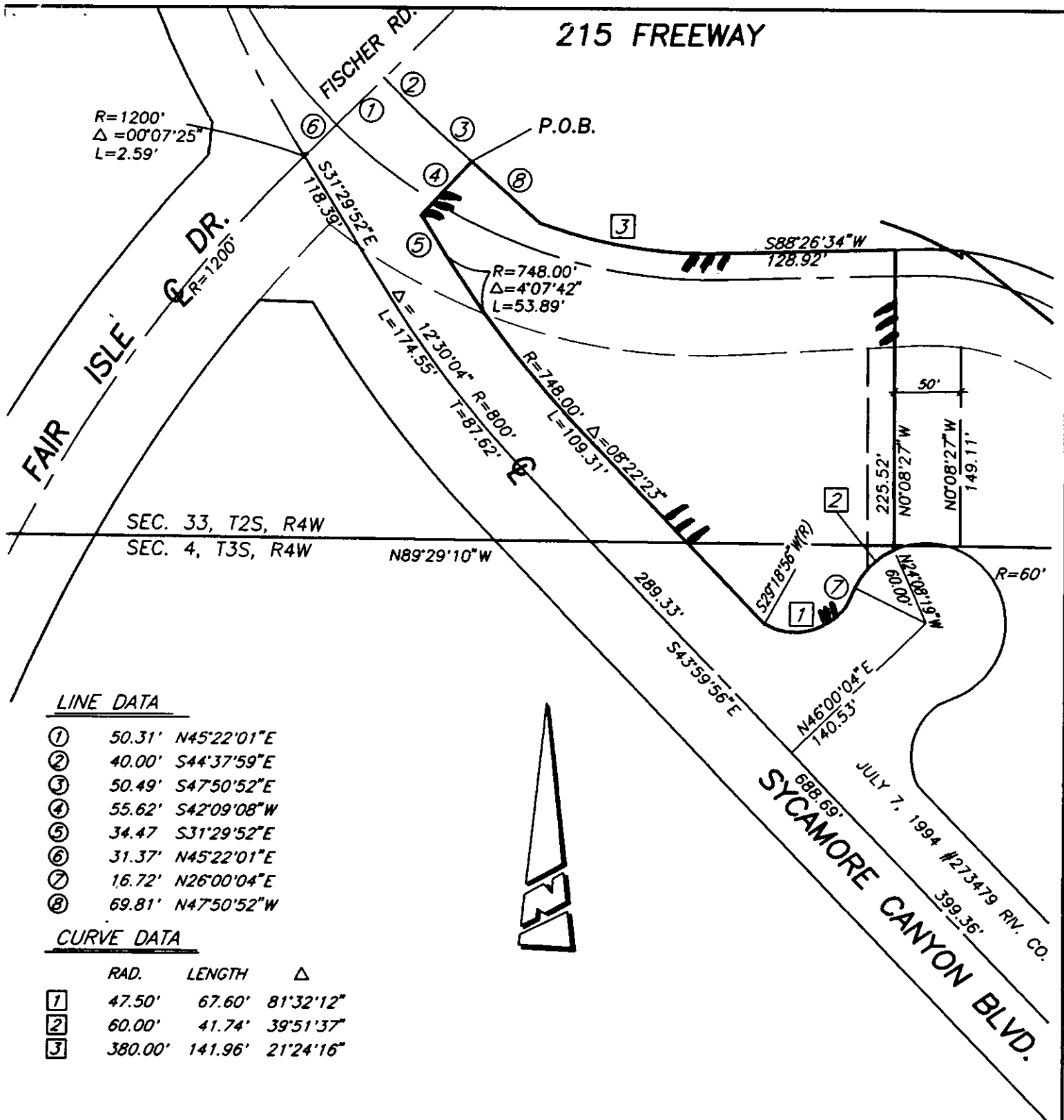
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 7/20/97 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/95

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

BSPAR1.COC



# • CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 2/10/97

SUBJECT: BOX SPRINGS REALIGNMENT

COC-330